



# FREDERICK COUNTY PLANNING COMMISSION

December 14, 2011

**TITLE:**

**ST. JOSEPH'S CARROLLTON MANOR  
ROMAN CATHOLIC CONGREGATION**

**FILE NUMBER:**

**SP 95-53 (AP #12122, APFO #12123  
& FRO #12124)**

**REQUEST:****Site Plan**

The Applicant is requesting site plan approval for the construction of a 14,796 square foot new church sanctuary and associated uses located on a 21.87-acre parcel.

**PROJECT INFORMATION:**

**LOCATION:** Located along Manor Woods Road, west of New Design Road.  
**ZONE:** Zoned: AG (Agricultural)  
**REGION:** Adamstown  
**WATER/SEWER:** NPS  
**COMP. PLAN/LAND USE:** Institutional

**APPLICANT/REPRESENTATIVES: (as applicable)**

**APPLICANT:** St. Joseph-On-Carrollton Manor  
**OWNER:** St. Joseph-On-Carrollton Manor  
**ENGINEER:** Harris, Smariga & Associates  
**ARCHITECT:** Not Listed  
**ATTORNEY:** Not Listed

**STAFF:**

Tolson DeSa, Principal Planner

**RECOMMENDATION:** Conditional Approval

**Enclosures:**

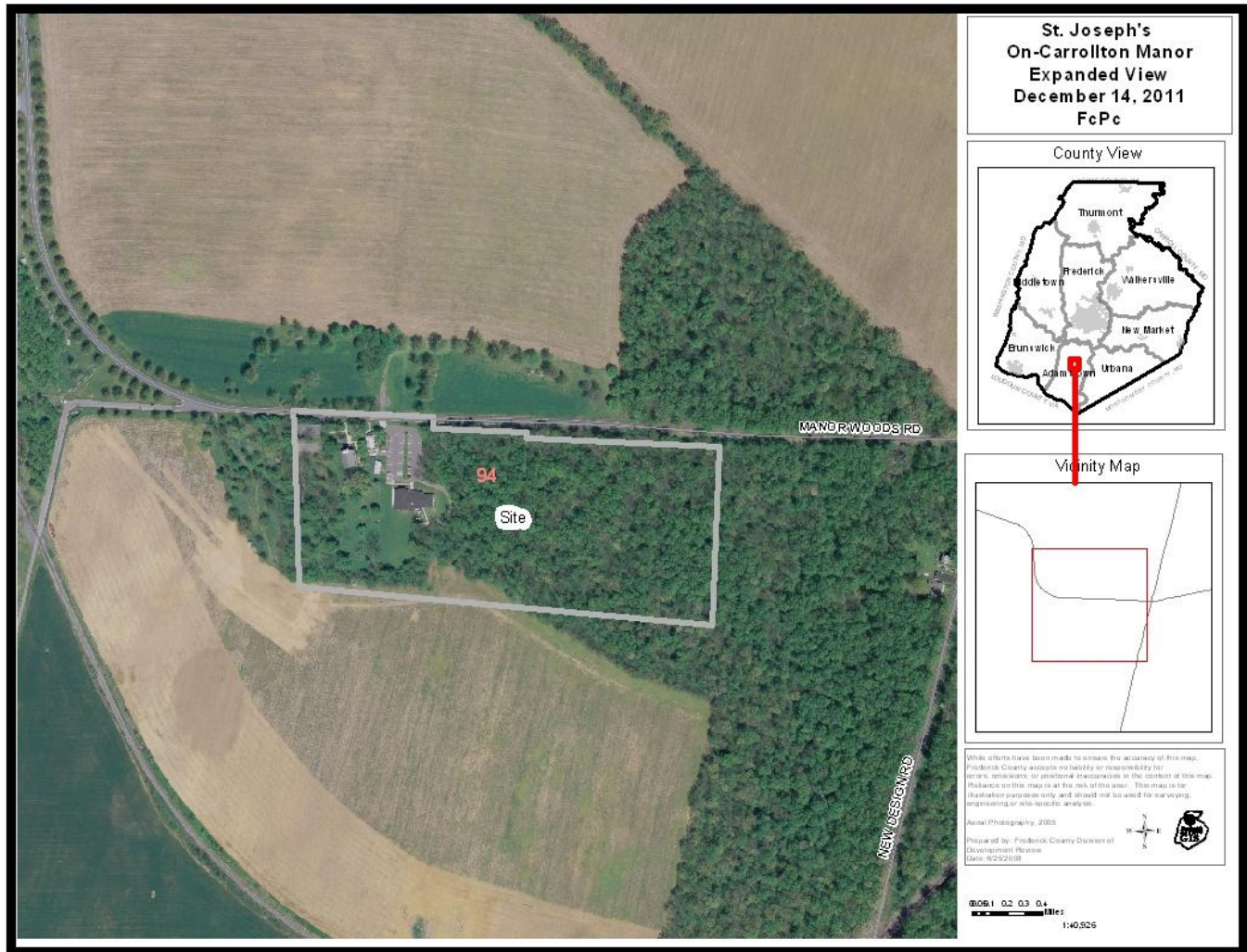
Exhibit #1-Site Plan Rendering  
Exhibit #2- Modification Requests for the following Zoning Ordinance Sections;  
a) Section 1-19-6.400.D.1-Alternative Landscaping Plan

**STAFF REPORT**

## BACKGROUND

### Present Proposal:

The Applicant is requesting site plan approval for the construction of a 14,796 square foot new church sanctuary and associated uses located on a 21.87-acre parcel. The development proposal is broken down into two phases; Phase 1 will consist of a 553-seat sanctuary addition, which includes 1<sup>st</sup> floor pews and seats in a mezzanine, as well as a 780 square foot church office. Phase 2 consists of a 400-seat sanctuary addition and 207 square feet of church office additions.

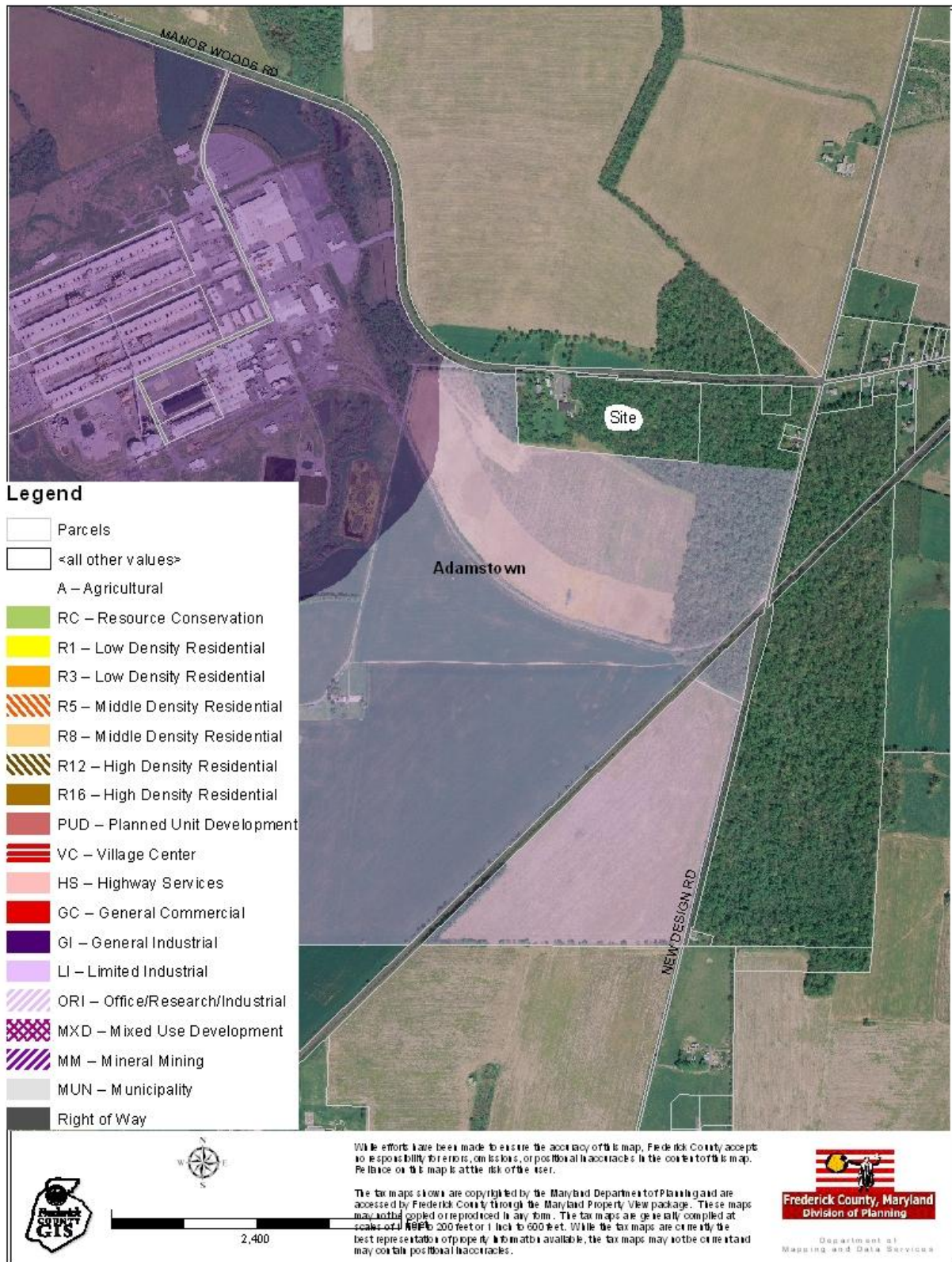


## ANALYSIS

**Land Use:** The proposed use is being reviewed as an “Place of Worship” under *Institutional* per §1-19-5.31 in the Zoning Ordinance and is a principal permitted use in the AG Zoning District subject to site development plan approval.

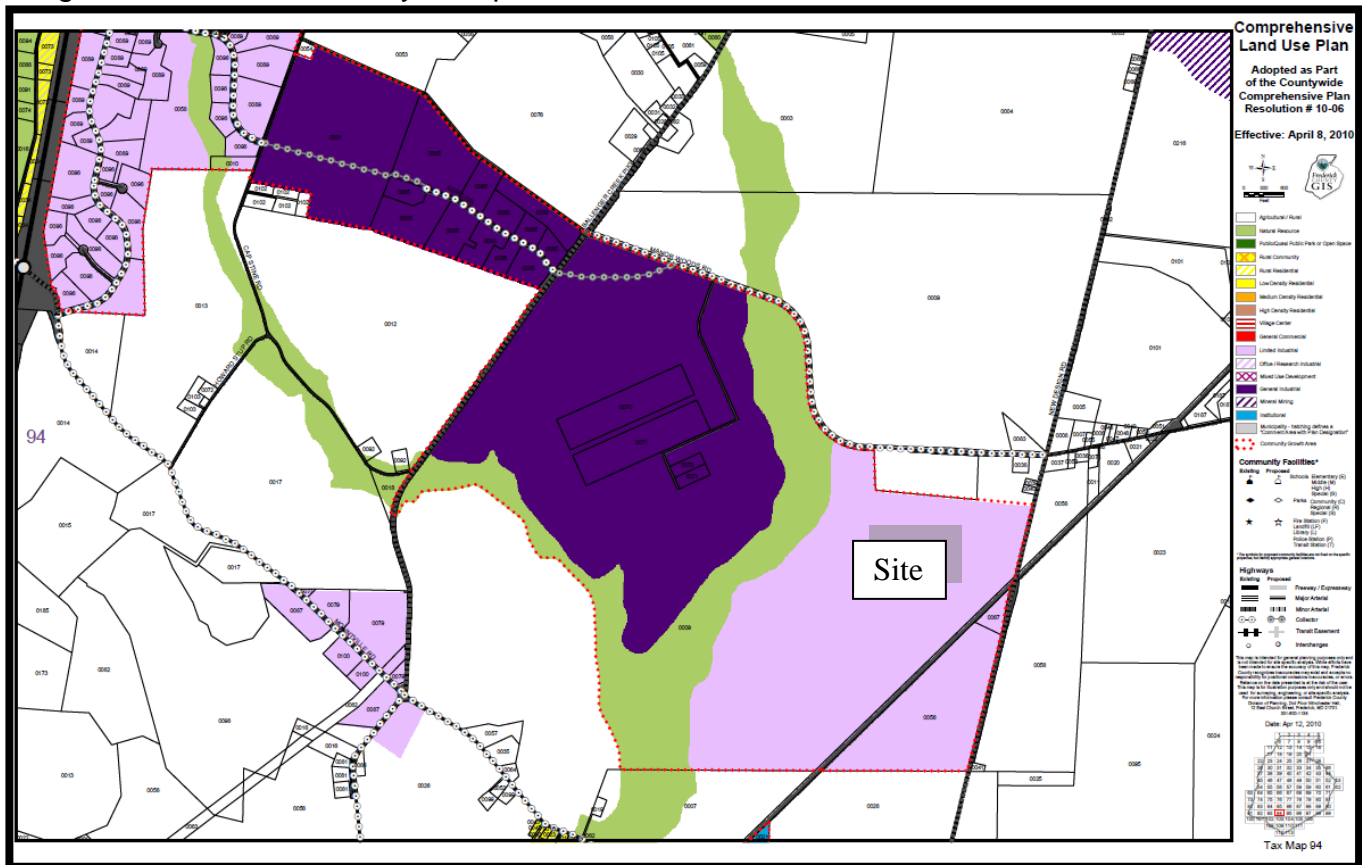


**Zoning:** The site is located within the Agricultural (AG) Zoning District, shown as clear below.



## **Frederick County Comprehensive Plan: Adamstown Region**

The Frederick County Comprehensive Plan indicates that the land use for this property is Agricultural, shown in white below. The use proposed for the parcel complies with the Land Use designation within the County Comprehensive Plan



**Dimensional Requirements/Bulk Standards:** Section §1-19-6.1 of the Zoning Ordinance stipulates the setback requirements and the minimum lot area for the proposed use. The setback requirements are 40-foot front yard and 50-foot rear yard, with 50-foot side yards. The maximum height allowed is 30 feet. The minimum lot size for the zoning district is 40,000 square feet. The proposed plan meets the Bulk/Dimensional requirements.

**Access/Circulation:** The access will be via a new full-movement, three-lane access (2 lanes out and one wide lane in) along Manor Woods Road. As part of the access approval, the Applicant will also be required to initially add a 100' deceleration lane on the eastbound lane of Manor Woods Road. Under the second expansion phase, a bypass lane/area may be required on westbound Manor Woods Road at the site access.

**Public Transit:** This site is not served by Transit.

**Parking:** Parking is broken down into two phases. Phase 1 consists of a 553-seat sanctuary which requires 111 parking spaces at a rate of 1 space for every 5 seats in the sanctuary. Phase 2 consists of a 400-seat addition, which requires an additional 80 parking spaces.

Total parking spaces required for Phase 1 is 111; the Applicant is proposing 111, including 6 ADA accessible spaces. Total parking spaces required for Phase 2 is 80; the Applicant is proposing 80.

St. Joseph's Carrollton Manor Roman Catholic Congregation

December 14, 2011

Page 4 of 9

The existing gravel parking area located on the west side of the site is typically chained off and will not be used on a regular basis for the new church. The area is used occasionally for Boy Scout Troop staging and for parking overflow at special church celebrations such as Christmas and Easter. The area accommodates approximately 22 cars.

**Loading Area:** The Applicant has provided loading and unloading areas in the drop-off zones in front of the proposed sanctuary. This use only receives standard packages that do not require commercial loading areas.

**Landscaping:** The Applicant has worked with Staff in order to propose a substantial, landscape plan throughout this site. The landscaping contains a variety of plant species, which provide screening as well as aesthetics. The planting schedule follows the standard sizes that have been approved by the Planning Commission.

The Applicant is requesting a modification from the landscaping requirements in Section 1-19-6.400.D.1 (see Exhibit #2), in order to provide an alternate planting design to the Planning Commission. The parking lot for the new sanctuary is designed to have a pedestrian access lining up the front door and cut perpendicularly through two 12.5-foot islands and one 23-foot island. The pedestrian access breaks the parking into two bays, neither bay exceeding 10 continuous parking spaces. The pedestrian access does not allow a landscaped island to be planted between the bays.

Two of the 12.5-foot islands are each planted with 4 trees. The 23-foot island is heavily landscaped with native shrubs. These 3 large islands provide significantly more green space than the required 5 foot islands.

The Applicant is requesting a landscaping regulation modification to replace the 5 foot wide planting strip with a pedestrian path to facilitate easy pedestrian movement and consider the 12.5 foot wide planted islands as compensating green space.

Staff supports this zoning ordinance modification request.

**Utilities:** Site is served by well and septic. Site is categorized as NPS on the Water and Sewer Maps. In Phase 1: 553-seat x 3gpd in Sanctuary is equivalent to 1659 gallons per day usage. Prior to the issuance of any building permits for the Phase 2 additions, the septic capacity must be re-evaluated by the Frederick County Health Department. A ground water appropriation permit must be obtained for the existing well.

**Bicycle Parking:** The Applicant is not required to provide bicycle racks.

**Lighting:** The Applicant is providing lighting by 6, 18' pole lights at locations shown on the plan. The Applicant has noted on the plan that lighting will not exceed 0.5 ft/candles at the periphery of the site and lighting will be directional onto the site through the use of shielding and lighting orientation.

**Signage:** The site is allowed a maximum of 157 square feet of signage with a free-standing sign. In accordance with Zoning Ordinance Section 1-19-7.510.C, a 25% increase in square footage, for a total of 197 square feet, may be granted if no free-standing signs are proposed. A

future free-standing sign has been indicated on the site plan with the proper setbacks, if the Applicant chooses to place one on site. The proposed signage complies with all applicable code requirements.

**Adequate Public Facilities Ordinance (APFO):**

This project was reviewed for potential impacts on roads, water and sewer. This site is exempt from testing for APFO-Roads because less than 6 new weekday peak hour trips are being generated by this proposed use. No school testing is required as this project is a non-residential use.

DUSWM has stated that the public water and sewer facilities proposed to serve the property appear adequate at the time for this development.

**Forest Resource Ordinance (FRO):** The Applicant has submitted a Preliminary Forest Conservation Plan for review. The site contains 16.41 acres of forest. Forest mitigation requirements are being met by preserving 6.78 acres of forest. The Preliminary Forest Conservation Plan must receive approval prior to Site Plan approval. A Final Forest Conservation Plan must receive approval and mitigation must be provided prior to grading or building permit application, whichever is applied for first.

**OTHER AGENCY COMMENTS**

<b><i>Other Agency or Ordinance Requirements</i></b>	<b><i>Comment</i></b>
<b><i>Development Review Engineering (DRE):</i></b>	Approved
<b><i>Development Review Planning:</i></b>	A few minor drafting issues noted in Hansen, in addition to items listed in the report.
<b><i>State Highway Administration (SHA):</i></b>	N/A.
<b><i>Div. of Utilities and Solid Waste Mngt. (DUSWM):</i></b>	Approved
<b><i>Health Dept.</i></b>	Approved
<b><i>Office of Life Safety</i></b>	Approved
<b><i>DPDR Traffic Engineering</i></b>	Approved
<b><i>Historic Preservation</i></b>	N/A.

**FINDINGS**

Based on the discussion in this report and with the conditions listed below, Staff finds that the application meets and/or will meet all applicable Zoning, APFO and FRO requirements once the conditions of approval have been met.

Staff notes that if the Planning Commission conditionally approves the site plan, both the site plan and APFO approvals are valid for a period of three (3) years from the date of Planning Commission approval.

Staff has no objection to conditional approval of the site plan.

## **RECOMMENDATION**

Should the Planning Commission conditionally approve this Site Plan SP # 95-53 (AP# 12122, APFO 12123 & FRO 12124) for the proposed St. Joseph-On-Carrollton Manor, the motion for approval should include the following item:

1. Site plan and APFO approval for a period of three years from today's date.
2. Approval of Zoning Ordinance Modification request for the following code section:
  - a. §1-19-6.400.D.1 Alternate Landscape Plan

Staff recommends that the following items be added as conditions of approval:

1. Address all agency comments as the plan proceeds through completion.
2. Note approval of Zoning Ordinance Modification request for §1-19-6.400.D.1 Alternate Landscape Plan on the site plan.



10000 S. 100th St.

10001 S. 100th St.

10002 S. 100th St.

PARKING LOT

JULY 1994

PROPOSED DEVELOPMENT



**Exhibit #2 Modification Requests: St. Joseph's**



**Harris, Smariga & Associates, Inc.**

Planners/Engineers/Surveyors

125 South Carroll Street, Suite 100 Frederick, MD 21701

(301) 662-4488, FAX (301) 662-4906

November 14, 2011

Tolson DeSa, Frederick County Community Development Division  
30 North Market Street  
Frederick, Maryland 21701

RE: St. Joseph at Carrollton Manor Roman Catholic Church  
A/P # 12122

Dear Tolson:

We are requesting a modification to Section 1-19-6.400(D)(1) of the Frederick County Zoning Ordinance. The parking lot for the new sanctuary is designed to have a pedestrian access lining up with the front door and cut perpendicularly through two 12.5 foot islands and one 23 foot island. The pedestrian access breaks the parking into two bays, neither bay exceeding 10 continuous parking spaces. The pedestrian access does not allow a landscaped island to be planted between the bays.

Two of the 12.5 foot islands are each planted with 4 trees. The 23 feet island is heavily landscaped with native shrubs. These 3 large islands provide significantly more green space than the required 5 foot islands.

Based on this information, we request a modification from the Planning Commission to replace the 5 wide parking lot island with a pedestrian path to facilitate easy pedestrian movement and consider the 12.5 foot wide planted islands as compensating green space.

Thank you for your consideration.

Sincerely,

S, Francis Zeller